



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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Grafton Historic District Commission

MINUTES
REGULAR MEETING
October 21, 2021
7:00 p.m.
Conference Room G (2nd floor)

Member Attendees: Pan Du, Betsy Gilgun, John Morgan, Paul Scarlett and Brad Schlapak
Non-member Attendees: Jen Anderson (Recreation Director)

- **Call to Order**
 - Mr. Morgan called the meeting to order at 7:02 PM.
- **Clerk's Report**
 - Mr. Scarlett submitted both the August 26, 2021 and September 16, 2021 minutes for Commission review and discussion. Mr. Schlapak motioned to accept the minutes as submitted, Ms. Gilgun seconded, there was no discussion and the motion passed unanimously.
- **Bills**
 - None discussed.
- **Old Business**
 - Holiday decorations on the Common - Ms. Anderson was present to discuss the Recreation Department's plans for holiday decorations on the Common.
 - They are looking to decorate the bandstand with lighted garlands on the railings and a live lit tree in the center.
 - They have done lights on the roof previously, but it has been difficult to arrange to have these put up and removed, and there is a concern for safety particularly given the existing condition of the structure.
 - They also would like to use lit shepherd hooks along the walkways and are considering using a flagpole with lights strung to it as was done last year due to the loss of the large evergreen tree in 2020.
 - Input from Commission members included the qualification that the bandstand may not be available for decorations this year if work to renovate and make the structure accessible moves forward this fall.

- A preference for not decorating the pathways with shepherd hooks or candy canes as has been done in the past was put forth by the Commission. A qualification to allow such walkway decorations was, however, put forth provided they would only be in place for a tree lighting ceremony with prompt removal following the event.
 - The tree in the bandstand may be okay but will require consultation with Mr. Deschenes to verify it is safe for this.
 - No roof lighting should be added both for safety reasons and, moving forward once a new roof is in place, due to concern for damage.
 - The lit garlands on the railings are fine and could also be considered for the new lampposts if they are electrified in time.
 - Commission preference is to not have the flagpole used again.
 - Wreaths can be considered for the entrance archways but won't be able to be lit as there is no power source for this on the archways.
 - The Commission will need to get back with Ms. Anderson on the status of the planned work on the bandstand, the question of whether a live tree can be placed within the bandstand versus placed in front of it, and an expectation of whether power will be available.
- Common Improvements Project
 - The lanterns and poles from Hammerworks have been received and are slated for installation on 10/22/21. There is still no power and no date yet has been given by National Grid as to when they will be on site to remove the telephone pole within the Common and make the electrical connection.
 - An updated quote has been provided by JAM Corp for the work needed to renovate the bandstand and make it accessible. The full cost is unchanged from the original price given (\$121,580). The new quote provides a few different elements that could be considered for removal to lower the cost i.e., replacement of the roof shingles (\$16,173), removal of the additional work on the foundation (\$7,100) and/or, removal of the brick from the elevated walkway (\$5,500).
 - A professional second opinion on the quote provided by JAM for this work was secured through Mike Lapomardo, who is one of the principals of Antonelli Construction of Shrewsbury. Mr. Lapomardo confirmed the price quoted was within a reasonable range for such work and further advised that his own firm did a very similar project on the bandstand in Shrewsbury's Common a few years ago for \$100,000.
 - Mr. Scarlett advised that he had discussed the matter with Mr. Deschenes who confirmed the work on the footings was not

required by code but was rather a suggested addition made by the structural engineer retained by Dixon Salo Architects. He recommends removal of this item, which would drop the cost to \$114,480.

- Mr. Scarlett indicated his own preference would be to not remove any of the other items listed as the existing roof shingles are looking “quite shabby” and having the elevated walkway be the only walkway within the Common not done in brick would not be a good aesthetic in his opinion particularly given the small savings it would generate.
- Mr. Morgan indicated he still has concerns with the overall cost as well as some reservations with the design put forth. His preference would be to not move forward with the change order but instead look to seek funding via a separate project next year.
- Ms. Gilgun would like to see a further breakdown of all costs to better understand what each element costs. Mr. Du felt similarly.
- Mr. Scarlett advised that an itemization will not change the overall cost and advised that both JAM Corp and Mr. Deschenes have indicated they feel sufficient information has been provided to render a decision. He advised though that he will reach back out to Mr. Deschenes to see if he can obtain additional details.
- Mr. Deschenes is still working to get the pricing for the backflow preventer work needed on the irrigation system. He should have this info shortly.
- As a decision is needed on both proposed change orders ASAP, a decision was made to hold an off cycle meeting next week to discuss this matter again. The intent will be to have the backflow preventer and additional bandstand information available for discussion when the full slate of commission members can be present to render a decision in these matters.
- Mr. Morgan advised he has been doing some research on troughs as a potential way to camouflage the backflow preventer and related piping since it will need to be above ground. The intent of the trough is to also complement the old public water fountain that has been a discussed potential addition to the Common.
- Library Expansion Project
 - Brick and stone wall work are progressing at the building’s original entrance. No further update, including relative to the backup generator and roof screening for the AC units, was available.
- Executive Session
 - None held.
- Adjournment

- Mr. Schlapak motioned to adjourn at 8:42 PM, Mr. Scarlett seconded, and the motion passed unanimously.

Minutes respectfully submitted by Paul A. Scarlett, clerk.